

Employees at Build-out

Job 25467.0001 Durango Paper Mill PD - Port of St. Marys Industrial & Logistics Center

6/23/2008 revised 10-28-2015

Commercial

Development Type	Square Footage / Employee	Square Footage	Total Number of Employees
Retail	598	50,000	84
Office	598	50,000	84
Subtotals		100,000	167

Industrial

Development Type	Average Sq. Ft. per Employee	Square Footage	Total Number of Employees
All types of Industrial	1000	5,100,000	5,100
Subtotal			5,100

Total Number of Employees at Build-Out 5,267

Say: 5,300

Notes:

Average "Sq. Ft. per Employee" value was based on information provided in the Three Rivers DRI in Nassau County, FL

Retail and Office square footages were generated by assuming 25% of the commercial area would be retail development.

Gross Developable Acres (total property 722 acres less salt marsh 165 acres) = 557 acres

Use 12,000 SF Industrial per Net Acre (425 acres) = 5,100,000 SF